

Crossbow Point Condominium

Condominium Plan 0310034; redivision #0410395; redivision #0510165

	<p>PROPERTY SUMMARY:</p> <p>Civic Address: 155, 165, 175 Crossbow Place</p> <p>Style of Condominium: Conventional/Apartment style</p> <p>PEKA Agent: Becki Brouwer</p> <p>PEKA Agent Email: becki@peka.ca</p> <p>PEKA Agent Phone: 403-678-6162</p> <p>After Hours Emergency #: 403-678-7936</p> <p>Report a Complaint or Issue: via www.peka.ca "client portal"</p>
<p>UNIT-SPECIFIC COSTS INCLUDED IN CONDO CONTRIBUTIONS</p>	<p>FORMS FOR YOUR CONVENIENCE:</p>
<p><input checked="" type="checkbox"/> Water/Sewer/Garbage <input checked="" type="checkbox"/> Exterior Window Cleaning</p> <p><input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Unit Snow Removal</p> <p><input checked="" type="checkbox"/> Natural Gas/Heat</p> <p>UNIT-SPECIFIC services NOT included in your condominium contributions need to be arranged independently. ALWAYS check your bylaws for restrictions prior to arranging services.</p>	<p><input checked="" type="checkbox"/> Renovation request form</p> <p>PEKA's standard forms, including setting up contribution payments, can be completed and submitted online at www.peka.ca, via "Client Portal". All condominium specific documents can be found at www.condopapers.com. Alternative methods of payment include cheques (made payable to Crossbow Point condominium) or Credit Card. Owners wishing to pay by Credit Card can log into Payquad at https://peka.payquad.com. If you do not have your code, please contact support@payquad.com or by telephone at 1 888 385 9037 so that one can be provided to you.</p>
<p>PROPERTY INFORMATION; RESTRICTIONS, POLICIES & RULES:</p>	
Age Restrictions:	40+ building. Refer to Bylaw 82, Restrictive Covenant, for details. Restrictive Covenant is also listed on Title.
Amenities:	Amenities Great Room available for private bookings for nominal fee and signed agreement; via mtn.springs106@gmail.com .
Balcony Restrictions:	Only patio furniture, realted items, and associated storage, along with barbeques may bestored on balcony.
Bicycle Storage:	In parkade storage locker, or in titled parking area if space permits. Bikes are not permitted in building hallways, lobby or balconies. Two bicycle racks are installed outside near each building. Parking on Common Property is only permitted where approved by the Board.
Buzzer Panel:	Send email with your name, unit, and phone number to info@peka.ca . PEKA will arrange for Call Index updates. Cell phone numbers with Canadian long distance are accepted.
By-laws:	A copy of the By-laws can be downloaded at www.condopapers.com or the condo website
Common Keys / Remotes:	Residential keys and building fobs (3 fobs per unit) are provided through PEKA at info@peka.ca . Additional keys are available for a nominal cost. Additional fobs are available at cost under multiple ownership conditions; where there are more than two owners, the maximum number of fobs is equal to the number of owners plus 1.
Elevator Booking:	Elevator keys and blankets are available for booking at info@peka.ca .
Exterior Taps:	Exterior hose bibs around the property are for the exclusive use of condominium operations and are maintained by the corporation. These are not for personal use. If you notice an issue with a hose bib, please notify PEKA.
Fire Suppression System:	In-unit smoke detector repair or replacement is condominium responsibility. The condominium will arrange to inspect annually with fire inspection team when access is provided; all common components are inspected and maintained by the condominium.
Garage Sales:	Not Permitted.
Garbage:	On site, in each building parkade. All garbage must be bagged and tied. NO LARGE ITEMS IN BIN.
Gas Connections to BBQs:	Permitted, provided they are installed by a professional gas fitter. Propane Barbeques are NOT permitted
Guest Rooms:	There are a total of 4 guest rooms available for nominal cost and subject to a signed agreement. Contact Jenn to book: 204-573-8386 or cbguestsuites@gmail.com .
Heating-Zone Valves & Thermostats:	Owner responsibility to maintain, repair and replace as needed. The common boilers and hot water tanks are maintained and replaced by the condominium corporation.
Insurance:	See By-law 46. A copy of the insurance certificate can be downloaded at www.condopapers.com or the condo website
Irrigation System:	Grounds are equipped with an irrigation system. Please report any broken heads or issues to PEKA.
Mail Box:	In each building lobby. PEKA and the Condominium do not manage. Lost keys must be replaced by a locksmith.
Master Key System:	No; owners are encouraged to participate in PEKA's complimentary key holder program. Keys will not be released without owner's authorization unless there is an emergency situation.
Movie Theatre	To book the theatre, write your reservation (your name, unit # and bldg. #) in the appointment book located near the theatre. No cost for theatre use, however a clean-up charge of \$25 or more will be assessed in the event that extra cleaning is required. Building fobs provide access.
Parking - Occupants:	In parkade, in designated parking stall only. Visitor parking is reserved for visitors and is not to be used as a second parking stall. All parkade parking stalls are individually owned and Titled. Visitor parking is Common Property.

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Parking - Other:	No trailers, campers, ATV's, dirtbikes, or other such motorized vehicles are permitted on Common Property unless approved in advance by the Condo Board.
Parking - Visitors:	Above ground only. Visitor parking is monitored and there is a zero tolerance for visitor parking abuse. Maximum 48 hour parking stay unless approved in advance by the Condo Board.
Pets:	Restrictions apply; dogs with a maximum height of 18 inches. See Bylaw 68-a-iii for further details.
Recycling:	Located in the parkade. Funds generated from Refundables Recycling are managed by the Social Committee.
Renovations:	All unit renovations require pre-approval. Renovation Request Form available at www.peka.ca via "client portal" and at the condo website.
Rental Restrictions:	Age Restriction Applies per By-law 82. Unit Lease Form must be completed and returned to PEKA within 10 days of a tenant moving in to the unit. Available at www.peka.ca via "client portal".
Satellite Dishes:	Not Permitted.
Signs:	Not Permitted on balconies nor through window display.
Storage:	Lockers in the parkade are assigned and generally are located directly in front of the parking stall.
Storage - supplementary:	The Board has 5 additional storage cages available at nominal cost. A wait list is maintained.
Water supply lines:	Owner responsibility to maintain, repair and replace as needed.
Website and email:	www.crossbowpoint.com is maintained by the Board of Directors. Minutes, Newsletters, Reserve Fund Report, Guest Rooms and Great Room Agreements and much much more information is maintained on the site, including 'search' and 'contact us' features. The Condo Board may also be reached at crossbowpoint@gmail.com .
NOTE: This is a general list and should not be construed as a substitute for the bylaws. In the event of conflict between this form and the bylaws, the bylaws will prevail.	
PEKA ARREARS POLICY: WHAT IF I DON'T PAY MY ASSESSMENTS TO THE CONDOMINIUM?	
30 Days in Arrears:	Interest (18% per year), plus \$25 + GST administrative charge
60 Days in Arrears:	Interest (18% per year), plus \$75 + GST administrative charge
90 Days in Arrears:	Interest (18% per year), plus \$150 + GST administrative charge
120 Days in Arrears:	Interest (18% per year), plus a caveat will be applied on your title. Cost of caveat (\$750 + GST) will be assessed to you.
180+ Days in Arrears:	Your account may be referred to a lawyer to pursue collections which may result in a foreclosure action against you.

